

## **MINUTES**

The regular meeting of the Board of Zoning Appeals was held on  
Thursday, December 8, 2011  
at 7:30 P.M. in Council Chambers, City Hall, Alexandria, Virginia.

The proceedings of the meeting were tape recorded; records of each case are on file in the  
Department of Planning and Zoning.

Members Present:     Mark Allen, Chair  
                             Geoffrey Goodale  
                             John Keegan  
                             Stephen Koenig  
                             Jennifer Lewis  
                             Eric Zander

Members Absent:     Geoffery Goodale, Excused  
                             David Lantzy, Excused

Staff Present:         Peter Leiberg, P&Z  
                             Barbara Ross, P&Z  
                             Joanna Anderson, CAO

- A. Call to order: The meeting was called to order at 7:30 P.M.
- B. Consideration of the following cases under Section 11-004(B) and 11-100 under the Alexandria Zoning Ordinance.

**THE FOLLOWING DOCKET ITEMS ARE NEW CONSIDERATIONS FOR THE BOARD OF ZONING APPEALS:**

- 1. BZA CASE #2011-0013  
717, 719, 723, 735 N. ST. ASAPH STREET; 716 N. PITT STREET  
CD COMMERCIAL  
Consideration of the Findings of Fact and Conclusions of Law for the November 10, 2011 BZA decision regarding the Appeal challenging the Director's determination regarding a protest petition under section 11-808 of the Zoning Ordinance.

**BOARD OF ZONING APPEALS ACTION OF DECEMBER 8, 2011:** On a motion to approve by Ms. Lewis, seconded by Mr. Zander, the Board approved the Findings of Fact and Conclusions as amended by the Board by a vote of 5 to 0.

- 2. BZA CASE #2011-0016  
2913 RICHMOND LANE  
R-8, RESIDENTIAL  
Jaime Dawson, owner: Special exception to construct a covered open front porch 18.40 feet from the front property line facing Richmond Lane.

**BOARD OF ZONING APPEALS ACTION OF DECEMBER 8, 2011:** On a motion to approve by Mr. Zander, seconded by Mr. Keegan, the Board approved the special exception by a vote of 5 to 0.

Reason: The application met the criteria for a special exception for the reasons set forth in the staff report.

Speakers:

Jamie Dawson, owner, made the presentation.

**THE FOLLOWING ITEM WAS DEFERRED FROM A PREVIOUS BOARD OF ZONING APPEALS HEARING:**

- 3. BZA CASE #2011-0014  
901 RAMSEY STREET  
R-2-5, RESIDENTIAL  
Alizzi LLC by Redha Mohammed, agent: Special exception to construct a covered open front porch 21.90 feet from the front property line facing Ramsey Street.

**BOARD OF ZONING APPEALS ACTION OF DECEMBER 8, 2011:** On a motion to approve by Mr. Koenig, seconded by Ms. Lewis, the Board approved the special exception by a vote of 5 to 0 with the condition that the design be refined as stated in the staff report with respect to the columns and the roof pitch.

Reason: The application met the criteria for a special exception for the reasons set forth in the staff report.

Speakers:

Khalid Alizzi, owner and Jamie Cook, from Alizzi Construction, made the presentation.

### **ITEM NOT BEING HEARD**

BZA CASE #2011-0017

1123 LYNN COURT

R-8, RESIDENTIAL

Jacob and Judith Cabelli, owners: Variance to construct a 6.00 foot closed fence on a portion of the front property facing Scroggins Road and which projects into the vision clearance.

(Withdrawn prior to the hearing at the request of the applicant)

- C. Consideration of the minutes of the November 10, 2011 Board of Zoning Appeals hearing.

**BOARD OF ZONING APPEALS ACTION OF DECEMBER 8, 2011:** On a motion to approve by Mr. Keegan, seconded by Mr. Zander, the minutes were approved as amended.

- D. Additional Business:

- E. Adjournment: This meeting adjourned at 8:15 P.M.